



City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE SEATTLE DEPARTMENT OF
CONSTRUCTION AND INSPECTIONS**

Application Number: 3025521
Applicant Name: Jennifer Taylor
Address of Proposal: 4200 Whitman Court NE

SUMMARY OF PROPOSED ACTION

Land Use Application to relocate a new minor communication facility utility from Haggett Hall to the roof of McMahon Hall. The utility consists of 12 panel antennas and an equipment platform (AT&T Wireless).

The following approvals are required:

Administrative Conditional Use – to allow a minor communication utility in an MIO/MR zone (SMC 23.57.011).

BACKGROUND DATA

Site and Vicinity Description

The site is the rooftop of a building on the University of Washington campus. The site is zoned Major Institution Overlay with 160' height limit and MidRise (MIO-160-MR). The proposed two building sites are 400 feet from the nearest MIO boundary.

Proposal

The proposal on approval will allow the relocation of existing minor communication utility on the roof of Haggett Hall to roof of McMahon Hall. The proposed 12 panel antennas will be side-mounted to the penthouse of McMahon Hall building and painted to match the color of the building. The cabinet equipment will also be mounted on the roof of the building. The height of the building is 128.1'. The proposed height of the 12 panel antennas are 143.6' which does not exceed the height of the rooftop penthouse. According to the information on the plans, the distance, tree and the rooftop location of the building the minor communication utility is adequately screened.

Public Comments

No public comment letter was received during the comment period which ended on October 2, 2016.

ADMINISTRATIVE CONDITIONAL USE

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility, as regulated pursuant to SMC 23.57.002, may be permitted in a Midrise zone as an Administrative Conditional Use when it meets the development standards of SMC 23.57.011C and the following criteria, as applicable.

1. *The project shall not be substantially detrimental to the residential character of nearby residentially zoned areas, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The proposed additional antennas for the minor communication utility will be installed on the rooftop of an existing three-story apartment building in an MR zone. No additional noise impacts are anticipated and all equipment must operationally meet the requirements of the Noise Ordinance. No parking spaces or dwelling units will be removed. After a brief construction period, there are no additional traffic impacts anticipated.

The design, size, and height of existing antennas, in conjunction with their low visibility from the surrounding properties and structures, will render the antennas to be visually unobtrusive. The screening will be replaced with slightly taller panels so that the top section of the existing antennas, as well as the proposed additional antennas, will now be fully screened from view. There will be very little perceptible change to the site once the project is completed compared to the existing condition although the facility will arguably be slightly less intrusive after the installation since the existing antennas will no longer be visible.

2. *The visual impacts that are addressed in section 23.57.016 shall be mitigated to the greatest extent practicable.*

The proposal will include an improvement to the existing condition with a result of improved screening that will be more architecturally consistent with the design of the building than the existing screening. This will mitigate visual impacts to the greatest extent practicable.

3. *Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*

- a.) *the antenna is at least one hundred feet (100') from a MIO boundary, and*
- b.) *the antenna is substantially screened from the surrounding neighborhood's view.*

While this proposal is in, a Major Institution Overlay District, the subject sites are owned, controlled or occupied by a major institution. Therefore, this criterion does apply to the subject proposal.

4. *If the minor communication utility is proposed to exceed the zone height limit, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The proposed antennas will be located below the height limit for the MidRise zone and MIO.

5. *If the proposed minor communication utility is proposed to be a new freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

The proposed minor communication utility will not a new freestanding transmission tower. Therefore, this criterion does not apply to the subject proposal.

SUMMARY

The proposed project is consistent with the Administrative Conditional Use criteria of the City of Seattle Municipal Code as it applies to wireless communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless communications service to the area.

The proposed project will not require the expansion of public facilities and services for its construction, operation and maintenance. Once installation of additional antennas and equipment to the facility has been completed, occasional visits would occur for routine maintenance at a similar frequency as does the existing facility. No additional long-term traffic is anticipated.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Conditional Use application is **GRANTED**.

ADMINISTRATIVE CONDITIONAL USE CONDITIONS

None.

Onum Esonu, Land Use Planner
Seattle Department of Construction and Inspections

Date: October 31, 2016

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.